


CONDITIONAL USE PERMIT APPLICATION

Planning & Community Development Department · City of Manchester, New Hampshire

Please print legibly. Please note that this form must be completed by the property owner.

Submission Date: 5/26/2022	Property Owner (For additional owners, please submit separate forms.) Name: 351 Chestnut Street, LLC Address: 351 Chestnut Street Manchester, NH 03101 Phone: 603-770-5400 E-mail address: frinchnh@gmail.com	
Is the Conditional Use Permit associated with a Site Plan, Planned Development, or Subdivision? <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Subdivision <input type="checkbox"/> Not Applicable	Agent Name: Brian Pratt, PE Title and company, if any: Fuss & O'Neill, Inc. Address: 50 Commercial Street Manchester, NH 03101 Phone: 603-668-8223 E-mail address: bpratt@fando.com	
What is the purpose of the Conditional Use Permit? <input checked="" type="checkbox"/> Use <input type="checkbox"/> Parking Reduction <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Special Lot Size in the R-2 District	Have all required application fees been submitted? (Refer to Appendix A) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have all required application materials been submitted? (Refer to Appendix F) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Have written requests been submitted for all waivers sought? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Location/Address of Property: Merrimack St	Certification, Permission, and Authorization: As the owner of the property that is the subject of this application, I hereby certify that the above information is correct and that I have submitted herewith all documentation required by Appendices A and F or requested a waiver in writing for any documentation not submitted. I hereby permit City of Manchester officials and staff to enter onto the property to inspect it as part of this application. I hereby authorize the person or entity listed herein as the Agent to represent my interests before the City in connection with this application.	
Tax Map/Lot No(s): 73-30A, 31 Zoning District: CBD Ward: 3	Signature of Property Owner, Trustee, or Officer (Not Agent)  Printed Name and Title, if any Francis P. Rich, Manager	
Has this project gone to the ZBA? <input type="checkbox"/> Yes Case # ZBA2022-032 <input type="checkbox"/> No		

DO NOT WRITE BELOW THIS LINE – for Planning and Community Development

Materials submitted: <input type="checkbox"/> Written Description <input type="checkbox"/> Plans (Full Sized-22" X 34") <input type="checkbox"/> Reduced Plans <input type="checkbox"/> Abutters List <input type="checkbox"/> Application Fees <input type="checkbox"/> Postage Fee <input type="checkbox"/> PDF Files <input type="checkbox"/> Deeds <input type="checkbox"/> Criteria Addressing Article 12 of Zoning Ord <input type="checkbox"/> Other	Fees: Application Fee: _____ Add. Review Fees: _____ Abutter Notices: _____ Total: _____ Conditional Use Project Number:	Receipt Stamp:
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APPENDIX F**APPLICATION CHECKLIST FOR CONDITIONAL-USE PERMIT REVIEW****I. SUBMISSION ITEMS**

- ☒ Application form signed by the applicant and owner of record of the property;
- ☒ Abutter List including the names and mailing addresses of all abutting owners of record as defined in RSA 672:3;
- ☒ The application shall be accompanied by a check or cash to include all fees required by Appendix A;
- ☒ 6 copies of a plot plan or site plan drawn to scale that shows the existing conditions of the property and any proposed changes to the property, including the lot, building, parking (8.5' x 18.5'), setbacks, driveways, streets, etc.;
- ☒ 1 copy of the deed with description of lot. (Deed prior to 1965 if a new building or a subdivision.);
- ☒ 1 copy of the tax map and a current property card, which may be purchased from the Assessor's Office, located at One City Hall Plaza-West Wing, Manchester, NH 03101;
- ☒ 6 copies of the floor plans, models or pictures of the proposal. Elevations are required for any new construction (including additions);
- ☒ 1 signed affidavit from the owner, if the owner is not the applicant and the agent;
- N/A ☐ A list of all tenants in the building and the square footage used by each tenant;
- ☒ 1 copy of a letter to the Planning Board addressing items in Article 12.05 Hearing and Decision (A-H) of the Zoning Ordinance for the City of Manchester.

II. DIGITAL FILE FORMAT

- ☒ All plans must be submitted as a PDF file, one file for each plan. They are in addition to and do not replace any current submission requirements. Accompanying documentation or updated information supplied after submission must also be accompanied by a CD-ROM containing the amended or new information in PDF format. This digital format will be kept in the Planning Department digital files and may be used to send plans to Planning Board Members, abutters, peer review engineers, and all other interested parties.



FUSS & O'NEILL

May 31, 2022

Ms. Pamela Goucher
City of Manchester Planning Department
One City Hall Plaza
Manchester, NH 03101

Re: Site Plan Application
Merrimack Street – Residences at Chestnut Building 2
Tax Map 73 Lots 30A & 31
Fuss & O'Neill Reference No. 20211191.A10

Dear Ms. Goucher:

On behalf of our client, 351 Chestnut Street LLC, please find enclosed materials for a Site Plan Application to the Planning and Community Development Department. This project is proposing a Residential Multifamily Building with 43 units upon the above referenced lots. A lot merger will combine the lots during the planning process, creating a 0.6± acre contiguous block, then demolition of the existing parking lots will occur. A proposed 4-story residential unit building will be constructed on the lot with associated site features, grading, and utilities. See below for detailed information regarding the development.

Site Plans Attached:

- Site Plan Set entitled "Residences at Chestnut Building 2, Site Development Drawings; Tax Map 73 Lots 30A & 31; Merrimack Street; Manchester, New Hampshire 03101" Revision date April 29, 2022

Lot Configuration and Existing Information:

Currently the properties each consist of a surface parking lot with curbing and drainage. Both lots have an existing driveway entrance off of Chestnut Street, while 31 has an access easement over Lot 30A. Both properties are located in the CBD zoning district and Ward 3.

Lot Merger:

Currently the property consists of two separate lots. Tax Maps 73 Lot 30A and Lot 31 will be merged during the planning process. Current lot sizes are 0.33±acres for Lot 30A and 0.29±acres for Lot 31, upon merger the lot will be a combined 0.62±acres.

The Gateway Building
50 Commercial Street
Manchester, NH

03101

t 603.668.8223

800.286.2469

www.fando.com

California

Connecticut

Maine

Massachusetts

New Hampshire

Rhode Island

Vermont

The Residences at Chestnut - 351 Chestnut Street

May 26, 2022

Page 2 of 6

Zoning

The project was granted a variance ZBA2022-032 from "Article 8.04 – Multifamily Density" on April, 14 2022. The variance was to allow up to 50 units was granted, where 43 units are currently proposed.

Demolition/Removal

The existing surface parking lots are proposed to be demolished. It is intended to reuse existing drainage as much as possible to maintain the functionality of the current City Stormwater system.

Proposed Development

351 Chestnut Street LLC, is proposing to construct a 4-story, multi-family residential building with 43 units. The building will be constructed on the entirety of Lot 31, while Lot 30A will consist of the drive aisle, handicapped parking, and a small portion of the proposed building. The handicapped parking will be accessed off of the existing curb cut on Chestnut Street maintaining the existing drive aisle and parallel parking for the IRS building.

Located in the CBD District, the existing curb line of all surrounding streets were maintained. The project is proposing to replace some of the existing 10'± sidewalks off of Pine Street and Merrimack Street, and the existing 8'± off of Manchester Street.

Use/Conditional Use Permit

A conditional use permit is required for Multifamily use in the CBD. See below to address items 12.05 A-H

A. The use is specifically authorized by Article 5, Section 5.10 or 5.11, Table of

Principal Uses or Table of Accessory Uses as a conditional use;

Multifamily is allowed within the CBD with a Conditional Use Permit.

B. If completed, the development in its proposed location will comply with all

requirements of this Article, and with specific conditions or standards established in this ordinance for the particular use;

The development will comply with site plan regulations. A variance was granted for increased density, which is in line with the master plan and expected upcoming zoning amendments.

C. The use will not materially endanger the public health or safety;

The buildings and site will be designed with standard engineering practice to be a safe, attractive development. Multifamily is appropriate on this parcel and adequate sidewalks

The Residences at Chestnut - 351 Chestnut Street

May 26, 2022

Page 3 of 6

and services exist in the neighborhood. The use will have no effect on public health or safety.

D. The use will not substantially de-value abutting property;

Abutting property values will rise as this will be an attractive, functional, appropriate use for the neighborhood

E. The use will be compatible with the neighborhood and with adjoining or abutting uses in the area in which it is to be located;

Multifamily in the Central Business District is compatible with surrounding uses. The only direct abutter is the fire station. Other uses are across the street but also compatible as this is a use where mixed uses are encouraged.

F. The use will not have a substantial adverse impact on highway or pedestrian safety;

The project will improve pedestrian access by widening sidewalks. Existing signals and crosswalks existing for pedestrian safety. Traffic generation will be low, thereby having no adverse impact on vehicular traffic.

G. The use will not have a substantial adverse impact on the natural and environmental resources of the City; and

The existing parcel is fully developed. A redevelopment will have no impact on the natural or environmental resources of the city. Stormwater will be reduced or match existing. Sewer systems in the area are adequate to support stormwater flows.

H. Adequate public utilities and community facilities are available to the property to ensure that the proposed use will not necessitate excessive public expenditures in providing public services.

The project is located in the central business district which has a plethora of options for public and community facilities. Bus routes are located directly adjacent to the project. Elm Street is walking distance with many options for shops, restaurants, groceries, etc. Other community facilities are located within walking distance in the downtown core and surrounding neighborhoods.

The Residences at Chestnut - 351 Chestnut Street

May 26, 2022

Page 4 of 6

Parking

Surface parking consisting of two (2) handicapped parking spaces and one short term space is currently proposed on Lot 30A, with access off of Chestnut Street. The majority of the parking will utilize street parking, buy parking passes in the abutting city of Manchester parking lot, or possibly utilize parking spaces in the neighboring parking garage currently proposed in the associated development.

Traffic Study

Refer to the traffic study (under separate cover) for details related to the traffic impact and mitigation.

Drainage

The current site is 74±% impervious (building, pavement, and concrete) with the other 26±% being interior green space and the landscaped buffer around the perimeter. All on-site catch basin/drainage runs are directly connected to the City storm drainage system. The entirety of the project runoff currently makes its way into City storm drainage, and proposed drainage patterns will continue to do so.

The site is implementing a landscaped area in the northwest corner of the site. A slight decrease occurs in the 25-year storm analyzed. The roof runoff will be collected and discharged via a main drainage trunk line. Drainage from the abutting Pine Street lot flows through this property. A double grate catch basin will be added to collect this flow and route it around the proposed building, maintaining flow patterns.

Landscaping

A pocket park has been designed in the northwest corner of the site with a dog run, hardscape, and other landscaping features.

Lighting

A single light pole is proposed to light the driveway, pocket park, and parking spaces

Trash

The refuse bins will be stored in the building and wheeled out to the access drive for collection weekly.

Utility Upgrades

The applicant is currently coordinating with Liberty Utilities and Eversource for natural gas and electric connections. Domestic sewer will be collected via a trunk line and discharged to the City sewer main within Merrimack Street. A NHDES Sewer permit application will be submitted upon

The Residences at Chestnut - 351 Chestnut Street

May 26, 2022

Page 5 of 6

initial review and coordination from DPW. Water connections will be coordinated with Manchester Water Works.

Architectural Drawings

Architectural plans are located within the plan set. Simple building renderings are anticipated to be submitted prior to the Planning Board Hearing.

Permits & Committees

- Zoning – ZBA 2022-032 approved
- Planning Board:
 - Site Plan - The project will require site plan approval from the planning board
 - Conditional Use Permit – The project requires a conditional use permit for the multifamily use
- NHDES Sewer Connection Permit

The Residences at Chestnut - 351 Chestnut Street

May 26, 2022

Page 6 of 6

Enclosed with this Submittal Letter are the Following Application Materials:

- Site Plan Application & Checklist
- CUP Application
- ZBA Approval Letter
- Application fee \$8,020.00, made out to "City of Manchester", (two separate checks) with a breakdown as follows:
 - \$300 Site Plan/Planned Development Application Fee
 - \$300 Conditional Use Permit Application Fee
 - \$120 Abutters Fee - 12 abutters @ \$10 each
 - Per unit fee - \$7,300
 - \$300 for the first 15 units (\$4,500)
 - \$100 each additional (28) unit (\$2,800)
- Aerial Photo
- GIS Map
- Abutters List
- Tax Assessors Card
- Copy of the Property Deed
- Traffic Generation Memo
- Two (2) Copies of the Drainage Report
- Six (6) Full Size Copies of the Site Plans
- Four (4) 11"x17" Copies of the Site Plans
- One (1) 8.5"x11" Copy of the Site Plans

Additional Items:

- Architectural Renderings will be provided prior to the Planning Board Meeting
- An electronic version has been emailed

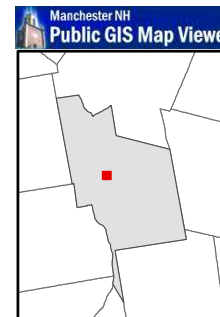
If you have any questions or need additional information feel free to contact me at your convenience.

Very truly yours,

A. Cory DuBois, P.E.
Project Engineer

cc: Scott Shaw – Lincoln Ave Capital

	Map Lot	Location Address	Owner Name	Owner Address	Owner City State Zip Code
1	102-19	275 CHESTNUT ST	GENERAL SERVICES ADM - U.S.A. REAL ESTATE DIV - 9TH FL	10 CAUSEWAY ST	BOSTON, MA 02222-1047
2	116-4A	80 MERRIMACK ST	NETTLE LLC	135 SARGENT ST	WINTHROP, MA 02152
3	168-15A	300 CHESTNUT ST	STATE OF NH DEPT OF ADMIN SERVICES	25 CAPITOL ST	CONCORD, NH 03301
4	73-29	319 PINE ST	PINE PARKING LOT LLC	795 ELM ST, STE 201	MANCHESTER, NH 03101
5	73-30	PINE ST	CITY OF MANCHESTER TRAFFIC DEPARTMENT	480 HAYWARD ST	MANCHESTER, NH 03103
6	73-4	100 MERRIMACK ST	CITY OF MANCHESTER FIRE DEPARTMENT	100 MERRIMACK ST	MANCHESTER, NH 03101
7	73-41	309 PINE ST	GYE HOLDINGS LLC	PO BOX 163	MANCHESTER, NH 03105
8	73-61	142 MERRIMACK ST	PINE NORTH LLC	795 ELM ST #201	MANCHESTER, NH 03101
9	Owner	73-1	351 CHESTNUT ST	351 CHESTNUT STREET LLC	PO BOX 443 CANDIA, NH 03034
		73-30A	MERRIMACK ST	351 CHESTNUT STREET LLC	17 OLD MANCHESTER RD CANDIA, NH 03034
		73-31	PINE ST	351 CHESTNUT STREET LLC	17 OLD MANCHESTER RD CANDIA, NH 03034
10	APPLICANT		LINCOLN AVENUE CAPITAL MANAGEMENT, LLC SCOTT SHAW	401 WHILSHIRE BLVD, SUITE 1070	SANTA MONICA, CA 90401
11	ENGINEER		FUSS AND O'NEILL BRIAN PRATT, PE	50 COMMERCIAL ST	MANCHESTER, NH 03101
12	COUNSEL		SHEEHAN PHINNEY, BASS & GREEN KENNETH A. VISCARELLO, ESQ.	1000 ELM ST, 17TH FLOOR	MANCHESTER, NH 03101

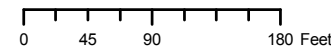


Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc., that appear are derived from varied data sets which may be individually compiled at different map scales. In such cases, some geographic information from different data sets may appear in inaccurate relationship to each other. Therefore, geographic features shown on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this data was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.



CURRENT OWNER			TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				<div>2017</div> <div>MANCHESTER, NH</div> <div>VISION</div>									
351 CHESTNUT STREET LLC 17 OLD MANCHESTER RD CANDIA NH 03034			1	Level	8	None	1	Paved	1	Urban	Description	Code	Appraised	Assessed										
							5	Curb & Gutter			COM LAND	3370	118,800	118,800										
							6	Sidewalk			COMMERC.	3370	24,400	24,400										
SUPPLEMENTAL DATA																								
Alt Prcl ID Land Adjus YES Voided NO Total SF 14423 Zone Frontage/D No GIS ID 73-30A							RAD OR C CAD = 721 Callback Lt Sketch Not V Land Class N Parcel Zip 03101 Assoc Pid#																	
											Total		143,200		143,200									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
351 CHESTNUT STREET LLC CITY OF MANCHESTER TRAFFIC DEPARTM			8766	2686	06-30-2015		U		V		0		20		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
			0	0											2021	3370	118,800	2021	3370	103,300	2020	3370	103,300	
															24,400			22,400			22,400			
											Total		143,200		Total		125,700		Total		125,700			
EXEMPTIONS					OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount	Code	Description		Number	Amount													Comm Int		
Total				0.00																				
ASSESSING NEIGHBORHOOD											<div>Appraised Bldg. Value (Card)</div> <div>Appraised Xf (B) Value (Bldg)</div> <div>Appraised Ob (B) Value (Bldg)</div> <div>Appraised Land Value (Bldg)</div> <div>Special Land Value</div> <div>Total Appraised Parcel Value</div> <div>Valuation Method</div> <div>Total Appraised Parcel Value</div>													
Nbhd		Nbhd Name			B			Tracing		Batch														
605								C																
NOTES																								
PARKING LOT																								
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY													
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpost/Result								
											05-20-2016	SG			98	Field Review								
											02-04-2016	AA	03	6	10	Subdivided								
											11-24-2015	RG			21	Sale Verification								
											01-17-2006	DP			00	Meas & Int Insp.								
											08-21-2000	GH			14	Other								
											08-13-1991				00	Meas & Int Insp.								
LAND LINE VALUATION SECTION																								
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value							
1	3370	PARK LOT			14,423 SF	6.59	1.00000	E	1.00	605	1.250				1.0000	8.24	118,800							
Total Card Land Units					0	AC	Parcel Total Land Area					0	Total Land Value					118,800						

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	94	Outbuildings									
Model	00	Vacant									
Grade:											
Stories:											
Occupancy						CONDO DATA					
Exterior Wall 1						Parcel Id		C		Owne	
Exterior Wall 2								B		S	
Roof Structure:						Adjust Type	Code	Description		Factor%	
Roof Cover						Condo Flr					
Interior Wall 1						Condo Unit					
Interior Wall 2						COST / MARKET VALUATION					
Interior Flr 1						Building Value New				0	
Interior Flr 2						Year Built				0	
Heat Fuel						Effective Year Built				0	
Heat Type:						Depreciation Code					
AC Type:						Remodel Rating					
Total Bedrooms						Year Remodeled					
Total Bthrms:						Depreciation %					
Total Half Baths						Functional Obsol				0	
Total Xtra Fixtrs						External Obsol				0	
Total Rooms:						Trend Factor				1	
Bath Style:						Condition					
Kitchen Style:						Condition %					
MHP						Percent Good					
						RCNLD				0	
						Dep % Ovr					
						Dep Ovr Comment					
						Misc Imp Ovr					
						Misc Imp Ovr Comment					
						Cost to Cure Ovr					
						Cost to Cure Ovr Comment					
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value	
PAV1	PAVING-ASP	L	13,00	2.50	2016		75		0.00	24,400	
PK1	PARKING SPA	L	28	0.00	2016		75		0.00	0	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
Ttl Gross Liv / Lease Area		0	0	0		0					

No Sketch

Property Location PINE ST
Vision ID 405255881

Account # 00730031

Map ID 0073//0031//
Bldg # 1

Bldg Name
Sec # 1 of 1

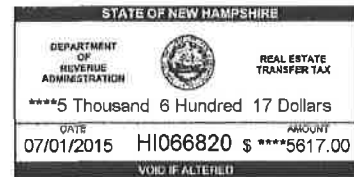
Card # 1 of 1

State Use 3370
Print Date 12/6/2021 8:04:39 PM

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								2017 MANCHESTER, NH VISION																	
351 CHESTNUT STREET LLC 17 OLD MANCHESTER RD CANDIA NH 03034												Description		Code		Appraised		Assessed																			
												COM LAND		3370		116,900		116,900																			
												COMMERC.		3370		21,600		21,600																			
SUPPLEMENTAL DATA																																					
Alt Prcl ID 00730031 Land Adjus NO Voided NO Total SF 12691 Zone Frontage/D GIS ID 73-31														RAD OR C 721 Callback Lt Sketch Not Land Class Parcel Zip 03101 Assoc Pid#																							
														Total		138,500		138,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
351 CHESTNUT STREET LLC CITY OF MANCHESTER TRAFFIC DEPT				8766 0000		2686 0000		06-30-2015 06-02-2015		U U		V V		0 0		20		Year		Code		Assessed		Year		Code		Assessed									
																		2021		3370		116,900		2021		3370		101,600									
																				3370		21,600		19,800		2020		3370		19,800							
														Total		138,500		Total		121,400		Total		121,400													
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																									
Year		Code		Description		Amount		Code		Description																Number		Amount		Comm Int							
Total				0.00										APPROAISED VALUE SUMMARY																							
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised Bldg. Value (Card)								0									
100												C								Appraised Xf (B) Value (Bldg)								0									
														Appraised Ob (B) Value (Bldg)								21,600															
														Appraised Land Value (Bldg)								116,900															
														Special Land Value								0															
														Total Appraised Parcel Value								138,500															
														Valuation Method								C															
														Total Appraised Parcel Value								138,500															
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Id		Type		Is		Cd		Purpost/Result									
																		06-28-2021		SW						98		Field Review									
																		05-23-2016		SG						98		Field Review									
																		11-24-2015		RG						21		Sale Verification									
																		09-16-2015		AA		03		6		10		Subdivided									
LAND LINE VALUATION SECTION																																					
B		Use Code		Description		Zone		Land Type		Land Units		Unit Price		I. Factor		Site Index		Cond.		Nbhd.		Nbhd. Adj		Notes		Location Adjustment		Adj Unit P		Land Value							
1		3370		PARK LOT						12,691 SF		7.37		1.00000		E		1.00		605		1.250						1.0000		9.21		116,900					
Total Card Land Units										0		AC		Parcel Total Land Area										0		Total Land Value										116,900	

State Use 3370
Print Date 12/6/2021 8:04:39 PM

X12 Barristers Title



QUITCLAIM DEED

The City of Manchester, New Hampshire, a body corporate and politic, of One City Hall Plaza, Manchester, County of Hillsborough, State of New Hampshire 03101 for consideration paid, grants to 351 Chestnut Street, LLC, a New Hampshire Limited Liability Company, of 17 Old Manchester Road, Candia, County of Rockingham, State of New Hampshire 03034 with **Quitclaim Covenants**

Three tracts or parcels of land, with the structures thereon, located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Parcel I

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a drill hole set at the northwest corner of the parcel herein described, said point being the intersection of the easterly sideline of Chestnut Street with the southerly sideline of Manchester Street; thence,
N89° 49' 48"E along the said line of Manchester Street 126.84' to a magnetic nail set; thence,
S00° 08' 56"E 78.68' in line with and by the westerly face of a concrete retaining wall the northerly face of supporting column A; thence,
S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,
S00° 12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,
N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,
S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,
S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,

N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
 S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
 S00° 06' 57"E 3.51 by the westerly face of supporting column C to the southerly face of said column C; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
 The following courses and distances by the northerly, westerly and southerly faces of support column D;
 S89° 47' 56"W 1.30';
 S00° 12' 04'E 4.20';
 N89° 47' 56"E 0.77';
 S00° 12' 04 'E 2.97';
 N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall;
 S02° 52' 46"W along said westerly face of concrete retaining wall 55.20' to a point; thence,
 Continuing along said retaining wall face S00° 11' 18"E 16.37' to a drill hole in the northerly line of Merrimack Street; thence,
 S89° 48' 39"W along said line of Merrimack Street 123.93' to a drill hole at the point of intersection of said line of Merrimack Street with the said easterly line of Chestnut Street; thence,
 Along said line of Chestnut Street N00° 07' 21"W 246.31' to the point of beginning.

Containing 31,050.46 square feet more or less.

Meaning and intending to convey Map 73, Lot 1 as shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15. Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Reserving and retaining a perpetual easement over a portion of Parcel I for the use of the driveway and driveway ramps for all driveway purposes, including but not limited to vehicular and pedestrian access and handicap access to and deliveries of any nature or type to the fire station land and building located to the east of Parcel I which easement shall run with the land and the title to such property and be binding on the grantee, its heirs and assigns and any person who shall acquire title to Parcel I. Also retaining a perpetual easement to maintain, repair, rebuild, replace, construct and reconstruct the walls and retaining walls of the fire station building. Said easements being more particularly described as follows:

Beginning at the magnetic nail set at the northeast corner of the above described parcel; thence,
 S00° 08' 56"E 78.68' in line with and by the westerly face of a concrete retaining wall the northerly face of supporting column A; thence,
 S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,
 S00° 12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,
 N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,
 S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,
 S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
 S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
 S00° 06' 57"E 3.51' by the westerly face of supporting column C to the southerly face of said column C; thence,
 N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
 S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
 The following courses and distances by the northerly, westerly and southerly faces of support column D;
 S89° 47' 56"W 1.30';
 S00° 12' 04'E 4.20';
 N89° 47' 56"E 0.77';
 S00° 12' 04'E 2.97';
 N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall;
 S02° 52' 46"W along said westerly face of concrete retaining wall 55.20' to a point; thence,
 Continuing along said retaining wall face S00° 11' 18"E 16.37' to a drill hole in the northerly line of Merrimack Street; thence,
 S89° 48' 39"W along said line of Merrimack Street 13.93' to a point in said line of Merrimack Street and the southwest corner of Parcel 1; thence,
 N00° 07' 20"W 246.28' along the westerly line of Parcel 1 to a point in the said line of Manchester Street and northwest corner of Parcel 1; thence,
 N89° 49' 48"E 16.84' along said line of Manchester Street to the point of beginning of this easement.

Grantor shall have no duty to maintain or to contribute to the expense of maintaining said driveway or driveway ramps

Containing 3958.89 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15.. Recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

Also Reserving and retaining an easement over Parcel I for the roof overhang, walkway, stairs and footings servicing or are part of the existing fire station and for ingress and egress to or from the existing fire station building using said stairs and walkway said easement being more particularly described as follows:

Beginning at the southwest corner of the above described easement for roof overhang and footings; thence,
By the southerly line of said easement N89°49'30"E 4.58' to a point in the new lot line along the west side of the existing fire station; thence,
S00° 12' 04"E 2.01' by the westerly face of supporting column B to the southerly face of said column B; thence,
N89° 47' 56"E 1.47' by the southerly face of supporting column B to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 10' 17"E 17.94' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column C; thence,
S89° 47' 56"W 1.49' by the northerly face of supporting column C to the westerly face of said column C; thence,
S00° 06' 57"E 3.51 by the westerly face of supporting column C to the southerly face of said column C; thence,
N89° 47' 56"E 1.47' by the southerly face of supporting column C to the westerly face of the foundation wall of the exiting fire station; thence,
S00° 10' 42"E 28.39' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column D; thence,
The following courses and distances by the northerly, westerly and southerly faces of support column D;
S89° 47' 56"W 1.30';
S00° 12' 04"E 4.20';
N89° 47' 56"E 0.77';
S00° 12' 04"E 2.97';
N89° 47' 56"E 0.91' to a point at the westerly face of a concrete retaining wall; thence,
S02° 52' 46"W along said westerly face of concrete retaining wall 4.47' to a point;
thence,
By a new easement line S89°57'03"W 6.18' to a point; thence,
N00°10'30"W 63.47' by a new easement line to the point of beginning of this easement.

Containing 369.41 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut

Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15..
Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Also reserving and retaining of easement over Parcel I for the roof overhang and footings of the existing fire station more particularly described as follows:

Beginning at the northeast corner of supporting column A as described above; thence, S88° 31' 04"W 1.02' by the northerly face of supporting column A to the westerly face of said column A; thence,

S00°12' 04"E 3.00' by the westerly face of supporting column A to the southerly face of said column A; thence,

N89° 47' 56"E 0.50' by the southerly face of supporting column A to the westerly face of the foundation wall of the exiting fire station; thence,

S00° 12' 05"E 34.05' by the westerly face of the foundation wall of the exiting fire station to the northerly face of support column B; thence,

S89° 47' 56" W 1.49' by the northerly face of support column B to the westerly face of support column B; thence,

S89°49'30"W 4.58' by a new easement line to a point; thence,

N00°10'30"W 41.55' by a new easement line to a point; thence,

N89°49'27" 6.58' by a new easement line to the point of beginning of this easement.

Containing 252.71 square feet more or less and shown on plan entitled "Subdivision and Consolidation Plan for City of Manchester Tax Map 73 Lots 1 and 4 351 Chestnut Street and 100 Merrimack Street Manchester N.H." dated 9/30/2014, Revised 6/29/15..
Recorded in the Hillsborough County Registry of Deeds as Plan No. 38525.

Parcel II

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a Mag Nail set at the northwest corner of the parcel herein described, said point being on the southerly sideline of Merrimack Street and 160.00' west of the easterly sideline of Chestnut Street; thence,

N89°48'41"E along the said line of Merrimack Street 116.00' to a Mag Nail set; thence,

Continuing along the said line of Merrimack Street N89°48'41"E 10.00' to point; thence,

On a tangent curve to the right with a radius of 15.00' an arc length 23.57' to a Mag Nail set at the westerly sideline of Pine street; thence,

S00°10'11"E along the said line of Pine Street 75.40' to a Mag Nail set; thence,

S89°52'46"W 141.08' along a new line and the northerly line of parcel shown as Map 73 Lot 30 to a point; thence,

N00°07'21"W 90.24' by the easterly line of parcel shown as Map 73 Lot 30A to the point of beginning.

Containing 12,691 square feet more or less.

Meaning and intending to convey Map 73, Lot 30-1 as shown on plan entitled "Subdivision Plan for City of Manchester Tax Map 73; Lots 30 and 30A. Merrimack, Pine, Central & Chestnut Streets, Manchester, NH". Dated September 30, 2013 and recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

Parcel III

A certain tract or parcel of land located in Manchester, County of Hillsborough, State of New Hampshire more particularly described as follows:

Beginning at a 1" iron rod with cap set at the northwest corner of the parcel herein described, said point being the intersection of the southerly sideline of Merrimack Street and the easterly sideline of Chestnut Street; thence, N89°48'41"E along the said line of Merrimack Street 160.00' to a Mag Nail set; thence, S00°07'21"E 90.24' by a new line and along the westerly line of parcel shown as Map 73 Lot 30-1 to a point in the northerly line of land of the United States of America; thence, S89°52'46"W 160.00' along the said line of the United State of America to a drill hole set at the easterly sideline of Chestnut Street; thence, N00°07'21"W along the said line of Chestnut Street 90.05' to the point of beginning.

Containing 14,423 square feet more or less.

Meaning and intending to convey Map 73, lot 30A as shown on plan entitled "Subdivision Plan for City of Manchester Tax Map 73; Lots 30 and 30A. Merrimack, Pine, Central & Chestnut Streets Manchester, NH". Dated September 30, 2013 and recorded in the Hillsborough County Registry of Deeds as Plan No. 38526.

The above described parcel is subject to all easements of record including: an existing fuel tank easement recorded in the Hillsboro County Registry of Deeds in Book 2598 page 454, and an existing access easement recorded in the Hillsboro County Registry of Deeds in Book 2598 page 454. Both shown on said plan.

Also reserving and retaining a perpetual easement and right to pass the repass by foot, machine, or motor vehicle and to install, build, operate, maintain, repair, rebuild, replace or enlarge, in whole or in part utilities within the utility easement as shown on said plan which easement shall run with the grantor's land and the title to such property and be binding on the grantee, its heirs and assigns and any person who shall acquire title to Parcel III.

Motor vehicles may be parked within the easement area. A parking garage or structure may be constructed over the easement area if, and only if, the Director of Public Works for the City of Manchester, New Hampshire has **reviewed and approved in writing** the

design and construction of said parking garage or structure to insure that the weight loading of the parking garage or structure will not impact the utilities located within the easement area and that access to any manhole structure and utilities located within the easement area remains unimpeded and further to ensure that a height clearing of ten (10) feet to seventeen (17) feet is maintained over the easement area to allow access by any sort of maintenance, repair, servicing or construction equipment. Such written approval shall not be unreasonably withheld.

Said easement being more particularly described as follows:

Beginning at a 1" iron rod with cap set at the northwest corner of the parcel herein described, said point being the intersection of the southerly sideline of Merrimack Street and the easterly sideline of Chestnut Street; thence, N89°48'41"E along the said line of Merrimack Street 155.55' to a point; thence, the following courses and distances along new easement lines, S00°02'29"E 23.58' to a point, S89°57'31"W 155.52' to a point in the said line of Chestnut Street; thence, N00°07'21"W 22.88' to the point of beginning.

Containing 3589.7 sq. ft. to be the same more or less.

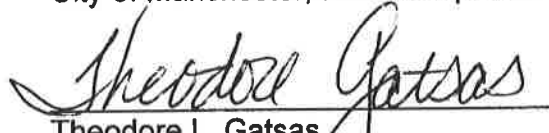
The foregoing conveyance of Parcel I, Parcel II and Parcel III is made on the specific condition that for a period of time equal to five (5) years from the recording of this Quitclaim Deed in the Hillsborough County Registry of Deeds the within Grantee or any subsequent owner of Parcel I, Parcel II or Parcel III shall pay real estate taxes on Parcel I, Parcel II and Parcel III, or a payment in lieu of taxes ("PILOT") equal to real estate taxes based on the full tax rate, including municipal, local school, state school and county rates, applied to the full assessed value of the premises, irrespective of the Grantee's or subsequent owner's taxable status.

IN WITNESS WHEREOF, the City of Manchester has caused this deed to be executed in its name and on its behalf by Theodore L. Gatsas, Mayor this 30th day of June, 2015.

Signed in presence of:


 Witness


City of Manchester, New Hampshire


 Theodore L. Gatsas
 Mayor

STATE OF NEW HAMPSHIRE
COUNTY OF HILLSBOROUGH, SS

Before me, the undersigned officer, personally appeared Theodore L. Gatsas, Mayor of the City of Manchester, known to me to be the person whose name is subscribed to the foregoing deed, and who acknowledged that he executed the same for the purposes contained therein.

June 30, 2015



Peter R. Chiesa
Justice of the Peace
My commission expires: July 24, 2018



City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Leon L. LaFreniere, AICP
Director

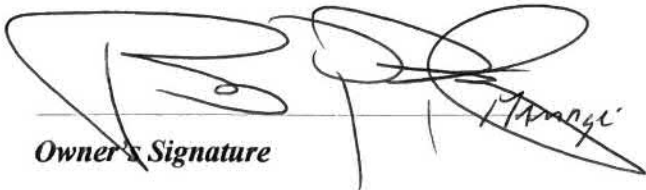
Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

AFFIDAVIT FORM

I, the undersigned, owner of the property at Tax Map 73 Lots 1, 30A, and 31
hereby verify that I have authorized Fuss and O'Neill to apply to
the Planning & Community Development Department of the City of Manchester, New Hampshire, for the
following:

Zoning Board of Adjustment variance application, Site Plan
and Conditional Use applications, and any other application
required by the City of Manchester related to the affordable
housing development projects for the above listed properties.


Owner's Signature

Francis P. Rich
Printed Name

351 Chestnut Street LLC
Address of Owner 351 Chestnut Street
Manchester NH 03101

2/16/22
Date



City of Manchester
Planning & Community Development
One City Hall Plaza-West Wing
Manchester, NH 03101
(603) 624-6475
www.manchesternh.gov

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

AFFIDAVIT FORM

I, the undersigned, owner of the property at Tax Map 73 Lots 1, 30A, and 31
hereby verify that I have authorized Scott Shaw / Lincoln Avenue Capital to apply to
the Planning & Community Development Department of the City of Manchester, New Hampshire, for the
following:

Zoning Board of Adjustment variance application, Site Plan
and Conditional Use applications, and any other application
required by the City of Manchester related to the affordable
housing development projects for the above listed properties.

Francis P. Rich Jr.
Owner's Signature

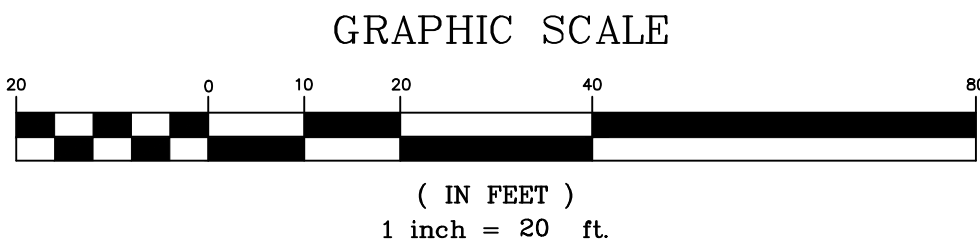
Francis P. Rich Jr.
Printed Name

351 Chestnut Street Manchester NH 03101
Address of Owner

3/23/22
Date



1. REFER TO SHEETS GI-201 THROUGH GI-203 FOR RELATED PLAN NOTES.



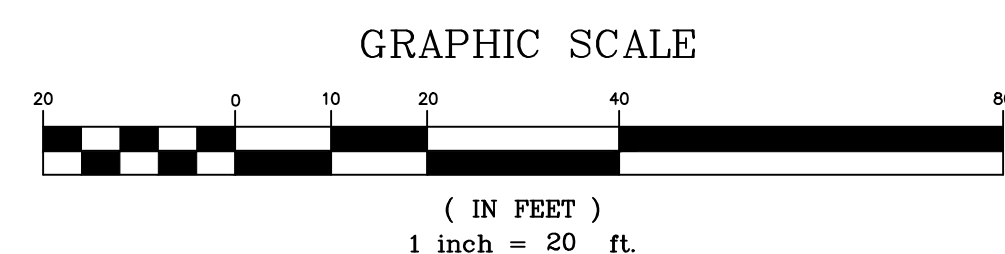
STATE OF NEW HAMPSHIRE
 ARMAND ALPHONSE DUBOIS III
 No. 11921
 DRAFT
 LICENSED PROFESSIONAL ENGINEER



FUSS & O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
603.666.9425
www.fussom.com

PROJ. No.: 20211191.A10
DATE: MAY 2022

EX-201



1. REFER TO SHEETS GI-201 THROUGH GI-203 FOR RELATED PLAN NOTES.

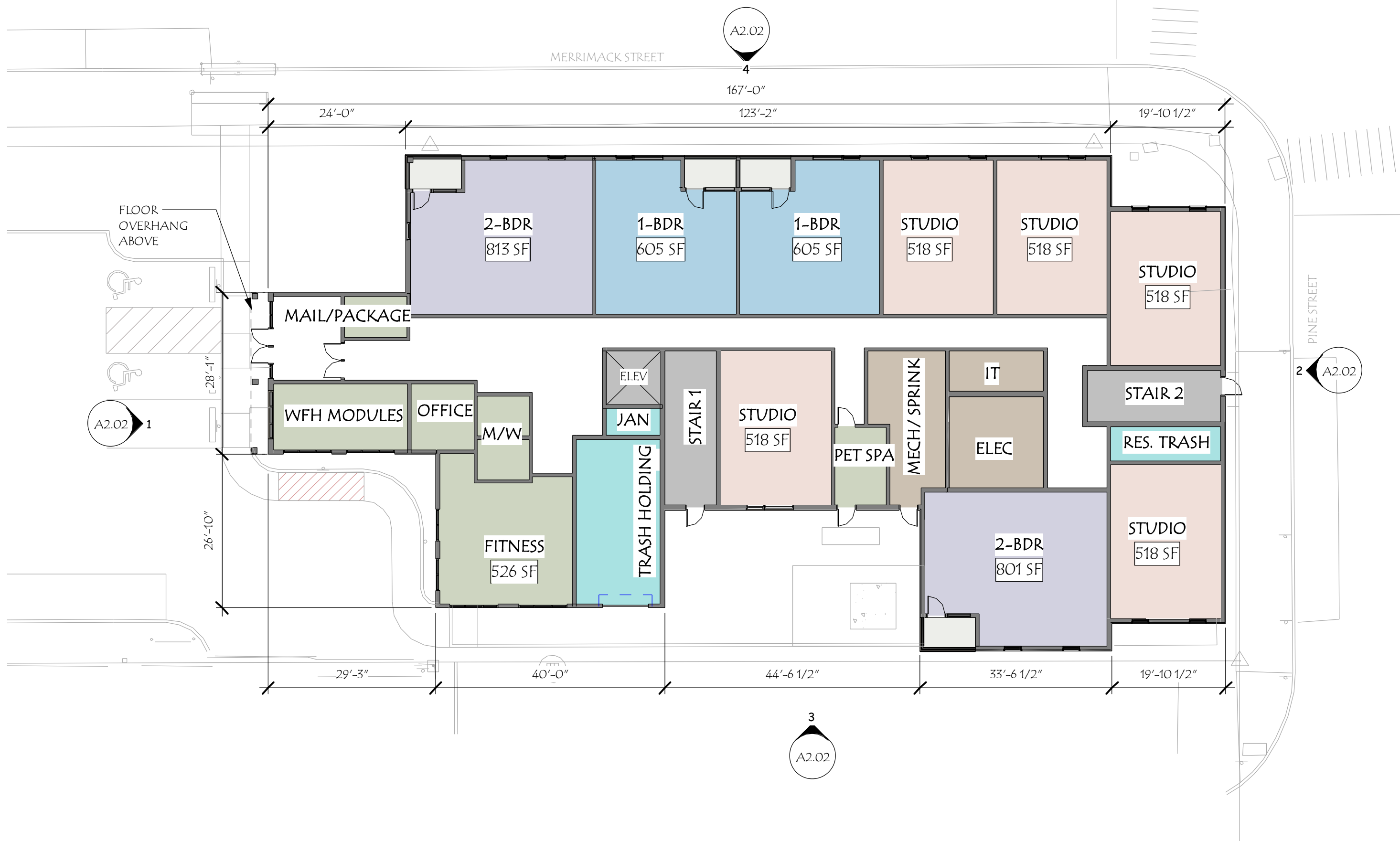
PROJ. No.: 20211191.A10
DATE: MAY 2022

CS-201



2 FLOOR PLAN - BUILDING 2 - SECOND FLOOR

SCALE: 1/16" = 1'-0"

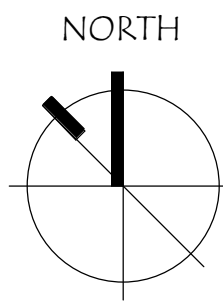


1 FLOOR PLAN - BUILDING 2 - FIRST FLOOR

SCALE: 1/16" = 1'-0"

UNIT MATRIX : BLDG 2	
STUDIO	21
1-BEDROOM	8
2-BEDROOM	15
TOTAL:	44

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 2 (MERRIMACK STREET)



Date: MAY 2022
Project No.: 2022003

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

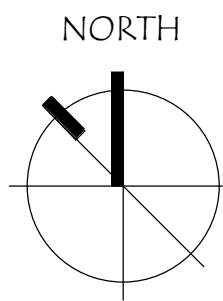


2 FLOOR PLAN - BUILDING 2 - FOURTH FLOOR
SCALE: 1/16" = 1'-0"

1 FLOOR PLAN - BUILDING 2 - THIRD FLOOR
SCALE: 1/16" = 1'-0"

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 2 (MERRIMACK STREET)

UNIT MATRIX : BLDG 2	
STUDIO	21
1-BEDROOM	8
2-BEDROOM	15
TOTAL:	44



Date: MAY 2022
Project No.: 2022003

ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

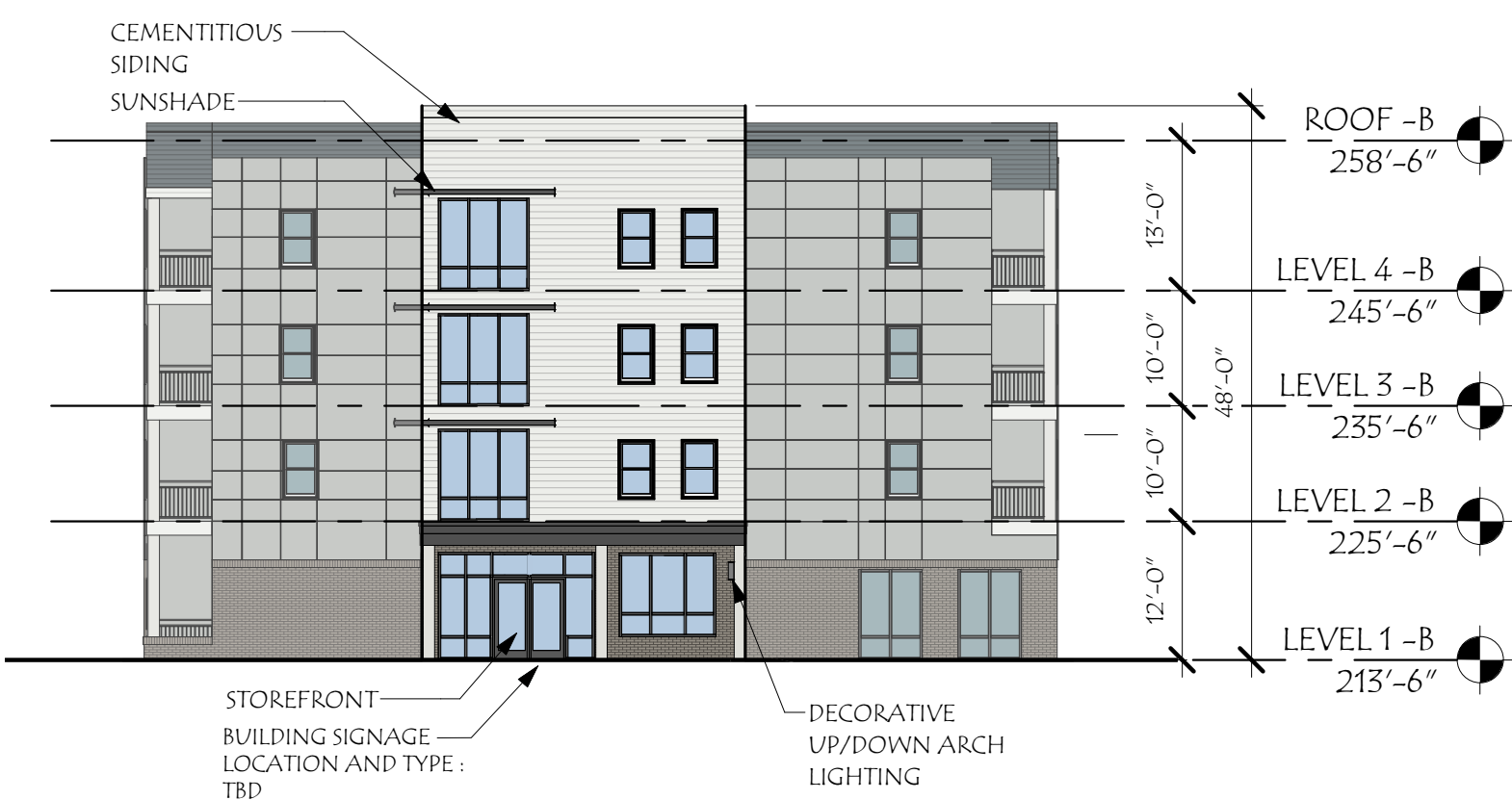


4 ELEVATION - MERRIMACK STREET (NORTH)
SCALE: 1/16" = 1'-0"

2 ELEVATION - PINE STREET (EAST)
SCALE: 1/16" = 1'-0"



3 ELEVATION - PARKING LOT (SOUTH)
SCALE: 1/16" = 1'-0"



1 ELEVATION - FRONT (WEST)
SCALE: 1/16" = 1'-0"

RESIDENCES AT CHESTNUT
MANCHESTER, NH
BUILDING - 2 (MERRIMACK STREET)